### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property offered for sal	е
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	17-19 Tankard Street, Kensington Vic 3031
Including suburb and	-
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,690,000

#### Median sale price

Median price	\$1,167,250	Pro	perty Type	House		Suburb	Kensington
Period - From	01/04/2025	to	30/06/2025	s	ource	REIV	

## Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	19-23 Robertson St KENSINGTON 3031	\$1,800,000	11/07/2025
2	3 Barnett St KENSINGTON 3031	\$1,668,000	21/06/2025
3	65 Wakefield St KENSINGTON 3031	\$1,740,000	28/05/2025

#### **OR**

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	09/08/2025 15:23
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Rooms: 8 Property Type:

Divorce/Estate/Family Transfers **Land Size:** 233 sqm approx

Agent Comments

Indicative Selling Price \$1,690,000 Median House Price June quarter 2025: \$1,167,250

# Comparable Properties



19-23 Robertson St KENSINGTON 3031 (REI)

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Agent Comments

**Price:** \$1,800,000 **Method:** Private Sale **Date:** 11/07/2025

Property Type: House (Res) Land Size: 527 sqm approx

3 Barnett St KENSINGTON 3031 (REI)

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**Agent Comments** 

**Price:** \$1,668,000 **Method:** Auction Sale **Date:** 21/06/2025

Property Type: House (Res)
Land Size: 414 sqm approx

65 Wakefield St KENSINGTON 3031 (VG)

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Price: \$1,740,000 Method: Sale Date: 28/05/2025

Property Type: House (Res) Land Size: 300 sqm approx **Agent Comments** 

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